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METRO INDUSTRIAL PARK,
LTD., a Mississippi Limited
Partnership, GRANTOR

TO

WARRANTY DEED

AMERICAN PLASTIC TOYS, INC.,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, METRO INDUSTRIAL PARK, LTD., a Mississippi Limited Partnership, acting by and through its authorized official, does hereby sell, convey and warrant unto AMERICAN PLASTIC TOYS, INC., a Michigan corporation, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

The west 200 feet of Lot 2 plus Lots 3, 4 and 5, Section "A", Metro Industrial Park in DeSoto County, Mississippi situated in Section 13, Township 1 South, Range 6 West, DeSoto County, Mississippi as shown by plat of record in Plat Book 14, Pages 11-15, Chancery Clerk's Office, DeSoto County, Mississippi, consisting of approximately 8.282 acres, more or less;

together with all rights, privileges, appurtenances and easements appurtenant to the foregoing property.

Grantor covenants with the said Grantee and its assigns, that Grantor is lawfully seized and possessed of the above described real estate, and has a good and lawful right to sell and convey same; that said real estate is free of all liens and mortgages; and Grantor does hereby covenant that it will forever warrant and defend the title to said real estate against the lawful claims of all persons whosoever.

The warranty in this Deed is subject to the following:

1. Rights of way for public roads and subdivision and zoning regulations in effect in DeSoto County, Mississippi.

2. Easements for public utilities including the following:

As to Lots 4 and 5, Section "A", Metro Industrial Park - 30 foot drainage easement;

As to Lot 3, Section "A", Metro Industrial Park - 50 foot drainage and utility easement;

As to Lots 2 and 3, Section "A", Metro Industrial Park - utility easement.

3. Taxes for the year 1988, which are not yet due and payable.
4. Restrictive covenants for Section "A", Holiday Industrial Park, recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.
5. Easements as are shown on the recorded plat of said subdivision.
6. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded servitudes or easements, any matters not of record which would be disclosed by an accurate survey and inspection of the property, and easements or other uses of subject property not visible from the surface.

Grantee covenants and agrees that no improvements shall be erected upon the property conveyed herein, until such time as the plans and specifications have been submitted to and approved by Grantor or its successors or assigns as to outward appearance and design, parking and landscaping. Grantor covenants that such approval shall not be unreasonably withheld.

Grantee shall be responsible for payment of 1988 real property taxes assessed to the property conveyed herein.

WITNESS THE SIGNATURE of the authorized official of the Grantor this the 24th day of March, 1988.

APPROVED LAW DEPT.
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METRO INDUSTRIAL PARK, LTD.,
a Mississippi Limited Partnership
BY: BICO Associates, Managing General Partner
BY: [Signature]
ITS: [Signature]

STATE OF Tennessee
COUNTY OF Shelby

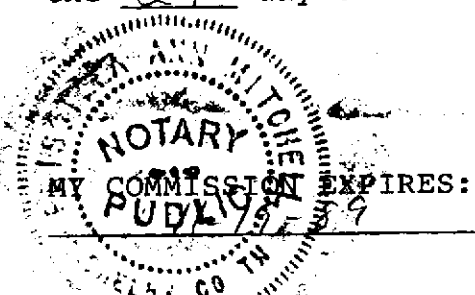
Personally appeared before me, the undersigned Notary

BICO ASSOCIATES, which is
the General Partner of

Public in and for the jurisdiction aforesaid, Martin S. Belz,
who is the General Partner of Metro Industrial
Park, Ltd., a Mississippi Limited Partnership, who acknowledged
that for and on behalf of said partnership, he signed, sealed and
delivered the above and foregoing Warranty Deed on the date and
year therein written as the act and deed of said partnership,
being thereunto first duly authorized so to do.

GIVEN UNDER MY HAND and Official Seal of office this
the 24th day of March, 1988.

Phillip M. Hill
NOTARY PUBLIC



GRANTOR'S ADDRESS:

5118 Park Avenue

Memphis, Tennessee 38117

Phone No. 901/767-4780

GRANTEE'S ADDRESS:

799 Ladd Road

Walled Lake, Michigan 48088

Phone No. 1-800-521-7080

9:00A 29 Mar 1988
Recorded in Book 203 page 147
W. E. Davis, Chancery Clerk